

PB# 88-32

**Lee Myles Transmission
(Never Materialized)**

35-1-43

N.M.
Letter

Never Materialized

Applicant: Edward Cinaravalle 692-8103
Representative: Shaw Engineering 561-3695

General Receipt

9796

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

May 5 1988

Received of Shaw Engineering

\$ 25.00

Twenty-five and

00 / 100 DOLLARS

For Site Plan App. Fee #88-32 (Lee Hyles Transmission)

DISTRIBUTION

FUND	CODE	AMOUNT
4179 4179		25.00

By Pauline M. Townsend ES

Town Clerk

Title

AS OF: 05/10/89

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 88-32

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
88-32	19090	09/28/88	TIME	NJE	MC LEE MYLES	40.00	0.30	12.00			
88-32	19093	09/29/88	TIME	NJE	MC LEE MYLES	40.00	0.50	20.00			
88-32	19763	10/05/88	TIME	NJE	CL LEE MYLES REV COMM	17.00	0.50	8.50			
88-32	19946	10/10/88	TIME	JMF	MR LEE MYLES	40.00	0.20	8.00			
								48.50			
88-32	24311	12/19/88			BILL PARTIAL					-48.50	
										-48.50	
88-32	29701	03/07/89	TIME	NJE	MC LEE MYLES	60.00	0.70	42.00			
88-32	30024	03/07/89	TIME	NJE	CL LEE MYLES	19.00	0.50	9.50			
88-32	29713	03/08/89	TIME	NJE	MC LEE MYLES	60.00	0.10	6.00			
								=====	=====	=====	=====
					TASK TOTAL			106.00	0.00	-48.50	57.50
								=====	=====	=====	=====
					GRAND TOTAL			106.00	0.00	-48.50	57.50



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

October 28, 1991

Mr. Edward Chiaravalle
25 Johns Road
Middletown, NY 10940

SUBJECT: PLANNING BOARD FILE #88-32 - SITE PLAN
FOR LEE MYLES TRANSMISSION
SECTION 35, BLOCK 1, LOT 43

Dear Mr. Chiaravalle:

In a review of its old files, the Planning Board of the Town of New Windsor has uncovered an apparently open application in your name. Before the Board closes its file on this matter, it would like to give you an opportunity to be heard.

If you wish to pursue this matter, please contact the Board's Secretary at (914) 565-8800 Ext. 615 between the hours of 8:30 to 4:30, Monday through Friday to be put on the next available agenda. If there is no contact within 30 days of the date of this letter, it will be assumed that you no longer wish to pursue this matter and the Board's file on this matter will be closed.

Your prompt attention to this matter is greatly appreciated.

Very truly yours,

Myra L. Mason

Myra L. Mason, Secretary for the
Planning Board

cc: Carl Schiefer, P.B. Chairman
File #88-32
Shaw Engineering

Mr. Chris Fullam came before the Board representing this proposal.

Mr. Fullam: For the benefit of the Board, the last time we were here, this piece is located on the northwest side of Route 32 adjacent to the railroad overpass. It is triangular, less than 2 acres in size. There is a proposed Lee Myles Transmissions Center to be erected there. Mark had a few minor comments last time we were in, the major comments came from the Board, the first one being this parking area was proposed to be gravel. It has been changed to being paved. Another big question to Board had was about the environment of the building. You will see in detail on page three how the transmission fluid will be collected and removed. A lot of effort went into describing and designing this. We feel it is the best way to take care of the site.

Mr. Jones: Who is going to be running this business here, the same gentleman that has been running it.

Mr. Fullam: Our client is leasing Ross's building presently.

Mr. Jones: Is that the same gentleman that is going to be running this one?

Mr. Fullam: Yes. This project has nothing to do with Mr. Ross. The reason for our client leaving the building is because of the existing conditions.

Mr. Jones: He helps to make them that way. He used that creek for drainage for his oil and he got caught.

Mr. Fullam: Last time they were here, the Board suggested they go down and look at the site. I haven't heard.

Mr. VanLeeuwen: I don't think we have done that.

Mr. Schiefer: No.

Mr. VanLeeuwen: We looked at his old site.

Mr. Fullam: And the reason why the site is unacceptable to you is unacceptable to him.

Mr. VanLeeuwen: He has the transmission business when we were back there a year and a half, two years ago, all that oil was fresh and all the transmissions were dripping on the ground and that was all fresh. That wasn't there from 10 years before.

Mr. Fullam: At the last meeting, I was unaware of that and I went out after the meeting and our client asked me to come down and look at the site. There was a lot of old transmission casings, he cleaned up. Mr. Jones mentioned there was an old hole in the back where the transmission fluid used to drain out and go down to the creek. That

has been plugged with cement fill, whatever. He has shown what he has done since he has been there. The things that he has done as a leasee seem fairly significant to me.

Mr. VanLeeuwen: That stuff was not five years old. That was back there.

Mr. Fullam: I agree with you.

Mr. VanLeeuwen: I have good eyes and I am in that business. My eyes have never lied to me and that was fairly fresh and the oil on the ground that was all fairly fresh and the oil running in the stream was absolutely fresh.

Mr. Jones: He had barrels of oil there that he wasn't taking away.

Mr. Fullam: The existing building isn't setup specifically to be a transmission repair center.

Mr. Jones: He is moving up the street.

Mr. Fullam: Yes.

Mr. Jones: We don't want that to start over there.

Mr. Fullam: If you look at the sheet three, it will better show you. The problem with the existing building is that the floor of the building is pitched out to the driveway. No matter how diligent you are in trying to cleanup the transmission fluid, as it runs out of the car, you are going to miss some. On the existing building, it runs out onto the ground.

Mr. VanLeeuwen: There is a little that runs out of the cars but not the amount that is running back there. That is what I am trying to say.

Mr. McCarville: It is a bad situation. What is the percentage grade on this driveway coming in?

Mr. Fullam: Off of the top of my head, I don't know.

Mr. Schiefer: Do you think we ought to go down and look see.

Mr. McCarville: We are going to take a look at the both of them but this driveway is steep going up there.

Mr. Fullam: Eight to ten percent.

Mr. Schiefer: Mike, the next site inspection, could you put this on it, both old and new. They are right next to each other.

Mr. Jones: He has to leave that property clean when he left it too.

Mr. Schiefer: Yes, that is a problem these days, I know. Is that the lot that has got the sold sign already.

Mr. Lander: Yes.

Mr. Fullam: We also added another dumpster for the scrap parts that came from a comment from the Board.

Mr. Soukup: What about the comments on the attorney and the engineer, Planning Board Attorney and the Town Attorney with respect to the easement requirement in the wall. I notice on the plan that they are close together. I am concerned as the wall and the easement to the water line are close. Did somebody get an opinion from the Town Attorney.

Mr. VanLeeuwen: He says this wall is not in the easement. It is on the property.

Mr. Edsall: The comment I made there, I have not talked with the attorney yet. I am more or less leading you into possibly having either Joe or myself speak with the Town Attorney as to what agreements or restrictions exist on those easements.

Mr. Soukup: That is a very legitimate question that has to be resolved and the Board has to be advised of the findings, the line and wall are close to each other. One will certainly restrict or affect the other.

Mr. VanLeeuwen: I suggest they get us a copy of the deed and give it to the attorney and I think we should have a site inspection.

Mr. Soukup: Item #4, that a renewal time on the special use permit is appropriate considering the time of use and the prior history of the use in that area.

Mr. McCarville: Another thing that I'd like to see changed on here are the asphalt curbs. I'd like to see concrete curbs like on the drive coming up from the highway.

Mr. Lander: The macadam starts at the end.

Mr. McCarville: I'd like to take a look at the, at both locations. We haven't walked this one.

Mr. Lander: We don't have anything from the fire department, do we.

Mr. Schiefer: I don't believe so. Water is available. Fire inspector has approved it 28th of December, Robert Rogers found the site acceptable. Any other comments on this.

Mr. VanLeeuwen: Mr. Pagano just had a good point if a tractor trailer went in it to make a delivery, where would he turn around.

Mr. Pagano: There is no place to turn around for large trucks and they will be getting deliveries for large barrels of fuel. We are going to have a problem there and we are going to have to address the radius of the turn with its pitch for fire vehicles for its

distance between its axels where the pitch of the driveway with its turn whether the fire truck or apparatus will hang up. The fire department should address that.

Mr. Fullam: There is no place on the paved areas on the site that are over 5%. I know we have dealt with Mr. Rogers before that was a concern of his.

Mr. Pagano: I want to make sure that it is covered. You don't have a place for trucks to make a circle around the building.

Mr. Lander: The fire department approved it.

Mr. Schiefer: Doesn't mean we have to.

Mr. Soukup: John brought up a good concern about the turning movement of the truck. You need some provision of a turn area for a truck to get out. We don't want a truck to back out onto Windsor Highway. Have you turn a sub-size truck around.

Mr. VanLeeuwen: Class 6 truck, you can no problem but tractor trailer, you can't.

Mr. Soukup: You are going to have to provide a reserved area for a turn around.

Mr. Fullam: We were under the impression there were going to be no tractor trailers.

Mr. VanLeeuwen: Let's say he sells the site in three years, tractor trailers want to come in there and all of a sudden, when the State approves the curb cut, actually this has to go to the County Planning Board also. They are going to tell you you are going to need turning spots for tractor trailers. Class 6 straight job no problem, you have the road but tractor trailer and they do come in, I have them all the time.

Mr. Schiefer: A copy of the engineering comments, item 4, the limitations of the time for the special permit probably we will give some thought to that. Mark's comment #5, do we want to assume lead agency on this under SEQR.

Mr. VanLeeuwen: I will move that the Planning Board of the Town of New Windsor declare themselves lead agency under the SEQR process.

Mr. Jones: I will second that motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Jones	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. Edsall: I will answer the question about the negative declaration and then I want to make a comment about 6. I wouldn't recommend that you make a negative declaration until we have an answer from the town engineer and the sewer department as to any restrictions on the pretreatment program for discharging from a transmission site into the sewer. I am not quite sure how it falls under that guideline. About #6, just a note for you, comment 6 cautions about having the public hearing for the site plan. You should know that since this is a special permit, you will need a public hearing at least for the special permit issue. You can have one hearing and combine them if you care to.

Mr. Soukup: Why don't we schedule that for a month from now.

Mr. Schiefer: Why don't we take a look see before we do anything.

Mr. VanLeeuwen: Let's look at it first.

Mr. Jones: Is somebody going to make up the amount of money for the bond that we are going to require.

Mr. Schiefer: That is item 10.

Mr. Pagano: Let's go to 7. We need a waiver. Do you want to waive the 90 day deadline.

Mr. Fullam: I don't have much of a choice, yes.

Mr. Schiefer: Item #9, handicapped parking and since you will get to that with Mr. Edsall on the amount of bonding to be posted.

Mr. Fullam: Yes. Will that be you.

Mr. Edsall: Being that it is a site bond, you can prepare it and I will review it. The public improvement bonding through Dick McGoey, these go through me.

Mr. Schiefer: Any other items before we close it this evening. Mike, will you put this on the site inspection also.

Mr. Babcock: Yes.

Mr. Fullam: Will you notify us of when you go down?

Mr. Schiefer: Yes, we will. We'd like to have you present at that time.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

John E. G. for the building or subdivision of

Cee Myles Trans. Trans. has been

reviewed by me and is approved L

disapproved _____.

~~If disapproved, please list reason~~

Water is available in this area.
Please notify water dept. before excavation.

HIGHWAY SUPERINTENDENT

Steve D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC: M.E.

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 28 December 1988
SUBJECT: Lee Myles Transmissions

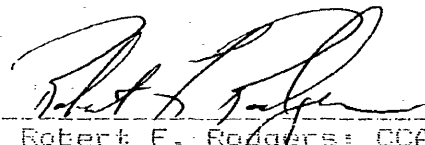
PLANNING BOARD REFERENCE NUMBER: 88 - 32

FIRE PREVENTION REFERENCE NUMBER: 88 - 122

A review of the above referenced subject site plan/ sub-
division was conducted on 28 December 19 88.

This site plan was previously approved under the Fire
Prevention Reference number(s) of FP-88-63.

This site plan is found acceptable.


Robert F. Rodgers; CCA
Fire Inspector

P.B. Minutes of

10-12-88

LEE MYLES TRANSMISSION - SITE PLAN (88-32)

Mr. Chris Fullam came before the Board representing this proposal.

Mr. Babcock: Is this the same Lee Myles Transmission that serves two properties down?

Mr. Fullam: Yes.

Mr. Scheible: Then, forget it.

Mr. McCarville: I don't even want him in New Windsor. Instead of being in a ditch, he will be on a hill.

Mr. VanLeeuwen: He has got himself one hell of a mess back there. He doesn't care what he does with his oil. If I did that, they'd hang me from the nearest tree. He don't give a damn about the Town

of New Windsor or anybody. The only way I'd consider this is a restriction that he can't dump. I would want the whole property black-topped.

Mr. Schiefer: Doesn't he have to clean up the whole mess before he can pull it off the old one.

Mr. Scheible: He doesn't own it.

Mr. VanLeeuwen: I want separate facilities. I want that drawn up by you people now. There is a way that you can approve this thing. There is a way this thing can be approved. That oil can be put in storage bins like we have.

Mr. Fullam: Inside there is going to be a 275 gallon tank, one for good fluid and one for bad fluid.

Mr. VanLeeuwen: Chris, draw it up on paper and let us see a set of building plans. I want to see all that stuff in the building plans before I will go any further with it. That is my way of thinking because I saw what he did on the other property.

Mr. Pagano: There is nothing in the plans for the retaining of the oil.

Mr. VanLeeuwen: This other place is a mess.

Mr. Schiefer: I'd like to take it one step further. I'd like to insist that the old mess be cleaned up before we consider the new one.

Mr. VanLeeuwen: He doesn't own the property.

Mr. Babcock: He made the mess.

Mr. Scheible: Is your client with you here this evening?

Mr. Fullam: Yes.

Mr. Scheible: Sir, could you state your name and address, please.

Mr. Chiaravalle: Ed Chiaravalle, 25 Jones Road, Middletown.

Mr. Scheible: I am sure you have heard what has been discussed up here and to be very frank, I think that your business is a blight to our town.

Mr. Chiaravalle: I have been cleaning it up. I have bought it around five years ago.

Mr. VanLeeuwen: This is not a five year old mess. This is a fresh mess.

Mr. Chiaravalle: It was worse before I got in there.

Mr. McCarville: Was the pipe going into the creek installed before you got there?

Mr. Chiaravalle: Yes, it was. It is not in there now.

Mr. Schiefer: If all this is happening, why don't we go down there.

Mr. VanLeeuwen: You don't want to do that.

Mr. Scheible: But, I will because this gentleman is trying to say that it is cleaned up.

Mr. Schiefer: If he is improving it--

Mr. Chiaravalle: I don't own the property. I tried to get him to clean the lot in the front. He wouldn't do it. He wouldn't put the locks down.

Mr. VanLeeuwen: I know but the oil running into the creek.

Mr. Chiaravalle: He was operating as Lee Myles. He was Lee Myles. George Ross owned Lee Myles Transmission. Then another guy from Wappingers Falls bought it and then I bought him out.

Mr. VanLeeuwen: Alot of that oil you had sitting there. It is alot of that oil is fresh oil.

Mr. Chiaravalle: We used to store everything outside. We don't do that anymore. Everything is inside so if it is spilled inside, we have to clean it up. They used to try to store the big drums with the oil. It would overflow and everything else. That was the problem.

Mr. VanLeeuwen: I suggest we go down and take a look before I go any further. I'd like to see plans.

Mr. Lander: Sight distance, what kind of sight distance.

Mr. Scheible: Before we go any further here, we all will go down and take a look at the present situation that is there before we move. We don't want to move the mess a couple hundred feet up the road. We don't want the same situation and unless the Board sees that you can maintain your business in the present site under a more pleasant manner, pleasant appearing manner, you are going to have a very hard time getting any approval up the road and that seems to be the consensus of the Board.

Mr. Schiefer: I'd still like to see the whole site cleaned up.

Mr. Scheible: We have gone down there a couple of times over the last five years. I haven't seen any improvements unless something miraculous has happened in the last six weeks.

Mr. Schiefer: If it has happened, I am willing to be shown.

Mr. Scheible: Let's make a note we will go down and take a look at it. We will stop in within the next couple of weeks and find out what the place looks like.

Mr. Chiaravalle: Some of the things I don't have control over where the hill is in the middle of the lot.

Mr. Scheible: I am talking behind your station, behind your shop on the side of the shop. Last time I was down there, there were transmissions leaching into the stream there. There were drums of oil that were overflowing.

Mr. Chiaravalle: That is gone.

Mr. Scheible: Last time I'd seen it and I'd like to see what it looks like today.

Mr. McCarville: On the plans we wouldn't accept oil and chip on that on the plan.

Mr. VanLeeuwen: It has got to be blacktopped and I want to see where all that soil is going and I want to see the building plans.

Mr. Scheible: Seems that the DEC was having a hard time getting them to look at other things and seems like we have to take the bull by the horns ourselves. Thank you.

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 23 August 1988

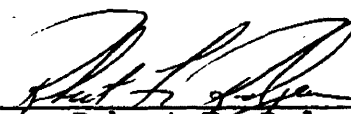
SUBJECT: Lee Hyle Transmission

Planning Board Reference Number: Not Supplied

Fire Prevention Reference Number: 88-63

A review of the above referenced subject site plan/subdivision was conducted on 23 August 1988.

This site plan/subdivision is found acceptable.



Robert F. Rodgers; CCA
Fire Inspector



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR PLANNING BOARD

CHECKLIST FOR COMPLETE SUBMITTALS AND ROUTING CHECKLIST

PROJECT NAME: Lee Myles TRANSMISSION
PROJECT NUMBER: 88-32

Completed Application Form	<input checked="" type="checkbox"/>
Notarized Endorsement on Application	<input checked="" type="checkbox"/>
Application Fee	<input checked="" type="checkbox"/>
Proxy Statement	<input checked="" type="checkbox"/>
Environmental Assessment Form	<input checked="" type="checkbox"/>
Completed Checklist	<input checked="" type="checkbox"/>
Fourteen (14) Sets of Submittal Plans	<input checked="" type="checkbox"/>

ROUTING PROCEDURE

Copies of the submitted plan should be sent to the following Departments.

Sewer Department	_____	Building Inspector	_____
Planning Board Engineer	_____	Water Department	_____
Orange County Planning*	_____	Highway Department	_____
Bureau of Fire Prevention	_____	NYS DOT*	_____

In addition copies of the following should be sent to the Planning Board Engineer:

Application	_____	EAF	_____
Submittal Checklist	_____	Dept. Review	_____

* O/C Planning and DOT as required.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN OR *Lot Line Change*
or SUBDIVISION PLAN APPROVAL

1. Name of Project Lee Myles Transmission
2. Names of ^{Co-owner/} Applicant Mr. Edward Chiaravalle Phone (914) 692-8103
Address 25 Johns Road, Middletown, New York 10940
(Street No. & Name) (Post Office) (State) (Zip)
3. ~~Owner of Record~~ Thomas Hughes Phone _____
Address 191 Overlook Dr., Greenwich, Conn. 06830
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Shaw Engineering Phone 561-3695
Address 744 Broadway Newburgh N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney J. Tad Seaman Phone 565-5200
Address 542 Union Ave. New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the North West side of Rte. 32
(Street)
feet across from _____
(Direction)
of Willow Lane
(Street)
7. Acreage of Parcel 1.67
8. Zoning District C/PI
9. Tax Map Designation: Section 35 Block 1 Lot 43
10. This application is for Site Plan Approval
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership N/A
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Michael Charavalle
(Owner's Signature)

22ND day of April 1988

Michael Charavalle
(Applicant's Signature)

Donna J. LaPierre
Notary Public

(Title)

DONNA J. LAPIERRE
Notary Public, State of New York
Residence on Appointment
Orange County
Commission Expires January 31, 1989

TOWN OF NEW WINDSOR
PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

8749

DATE: _____

I. Applicant Information:

- (a) Mr. Edward Chiaravelle, 25 Johns Rd., Middletown, N.Y. 10940
(Name, address and phone# of Applicant's & Owners 914-692-8103)
- (b) Mr. Thomas Hughes, 191 Overlook Dr., Greenwich, Conn. 06830
- (c) J. Tad Seaman 542 Union Ave., New Windsor, N.Y. 12550
(Name, address and phone# of attorney) 914-565-5200
- (d) _____
(Name, address and phone# of broker)

II. Describe proposed use in detail: _____

Proposed action will establish a Lee Myles Transmission
Repair Station.

III. Property Information:

- (a) C Design Shopping Route 32 35 / 1 / 43 167 ± Ac.
(Zone) (Address) (S B L) (Lot size)
- (b) Is the proposed use in or adjacent to a Residential District? Yes
- (c) Is a pending sale or lease subject to Planning Board approval of this application? No
- (d) When was property purchased by present owner? 1987
- (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of special permit previously? No When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: Proposed overnight storage of automobiles to be repaired.

IV. Attach a proposed plan showing the size and Location of the Lot and Location of all buildings and proposed facilities, including access drives, parking areas and all Streets within 200 feet of the Lot.

Note: You will be scheduled for one or more preliminary reviews and then a public hearing on your application.

AFFIDAVIT

Date _____

STATE OF NEW YORK)

COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Planning Board may require you to periodically renew a Special Permit and withhold renewal upon a determination that prescribed conditions have not been or are no longer complied with.

Edward Chicavalle

(Applicant)

Sworn to before me this

29th day of April, 1988.

Donna J. LaPierre

(Notary)

DONNA J. LAPIERRE
Notary Public, State of New York
Residence on Appointment
Orange County
Commission Expires January 31, 1989

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Ed Chiaravelli & Thomas Hughes	2. PROJECT NAME Lee Myles Transmission
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) North side of Route 32 directly across from Willow Lane.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Proposed action will establish a Lee Myles Transmission Repair Station.	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.0 ±</u> acres Ultimately <u>1.0 ±</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals Special permit from Town of New Windsor Planning Board.	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Edward Chiaravelli & Thomas Hughes</u> Date: <u>4/29/88</u>	
Signature: <u>Christy Pulla</u> for Edward Chiaravelli	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: No	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: No	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: No	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: No	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: No	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: No	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: No	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
Town of New Windsor	
Name of Lead Agency	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
Date	

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|---------------------------------------|
| 1. <u>x</u> Site Plan Title | 29. <u>x</u> Curbing Locations |
| 2. <u>x</u> Applicant's Name(s) | 30. <u>N/A</u> Curbing Through |
| 3. <u>x</u> Applicant's Address(es) | Section |
| 4. <u>x</u> Site Plan Preparer's Name | 31. <u>N/A</u> Catch Basin Locations |
| 5. <u>x</u> Site Plan Preparer's Address | 32. <u>N/A</u> Catch Basin Through |
| 6. <u>x</u> Drawing Date | Section |
| 7. <u>N/A</u> Revision Dates | 33. <u>N/A</u> Storm Drainage |
| 8. <u>x</u> AREA MAP INSET | 34. <u>x</u> Refuse Storage |
| 9. <u>x</u> Site Designation | 35. <u>N/A</u> Other Outdoor Storage |
| 10. <u>x</u> Properties Within 500 Feet | 36. <u>x</u> Water Supply |
| of Site | 37. <u>x</u> Sanitary Disposal Sys. |
| 11. <u>x</u> Property Owners (Item #10) | 38. <u>N/A</u> Fire Hydrants |
| 12. <u>x</u> PLOT PLAN | 39. <u>x</u> Building Locations |
| 13. <u>x</u> Scale (1" = 50' or lesser) | 40. <u>x</u> Building Setbacks |
| 14. <u>x</u> Metes and Bounds | 41. <u>x</u> Front Building |
| 15. <u>x</u> Zoning Designation | Elevations |
| 16. <u>x</u> North Arrow | 42. <u>N/A</u> Divisions of Occupancy |
| 17. <u>x</u> Abutting Property Owners | 43. <u>x</u> Sign Details |
| 18. <u>x</u> Existing Building Locations | 44. <u>x</u> BULK TABLE INSET |
| 19. <u>x</u> Existing Paved Areas | 45. <u>x</u> Property Area (Nearest |
| 20. <u>x</u> Existing Vegetation | 100 sq. ft.) |
| 21. <u>x</u> Existing Access & Egress | 46. <u>x</u> Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. <u>x</u> Building Coverage (% |
| 22. <u> </u> Landscaping | of Total Area) |
| 23. <u>x</u> Exterior Lighting | 48. <u>x</u> Pavement Coverage (Sq. |
| 24. <u>N/A</u> Screening | Ft.) |
| 25. <u>x</u> Access & Egress | 49. <u>x</u> Pavement Coverage (% |
| 26. <u>x</u> Parking Areas | of Total Area) |
| 27. <u>x</u> Loading Areas | 50. <u>x</u> Open Space (Sq. Ft.) |
| 28. <u>x</u> Paving Details | 51. <u>x</u> Open Space (% of Total |
| (Items 25-27) | Area) |
| | 52. <u>x</u> No. of Parking Spaces |
| | Proposed. |
| | 53. <u>x</u> No. of Parking |
| | Required. |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 
Licensed Professional

Date: Apr. 28, 1988

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

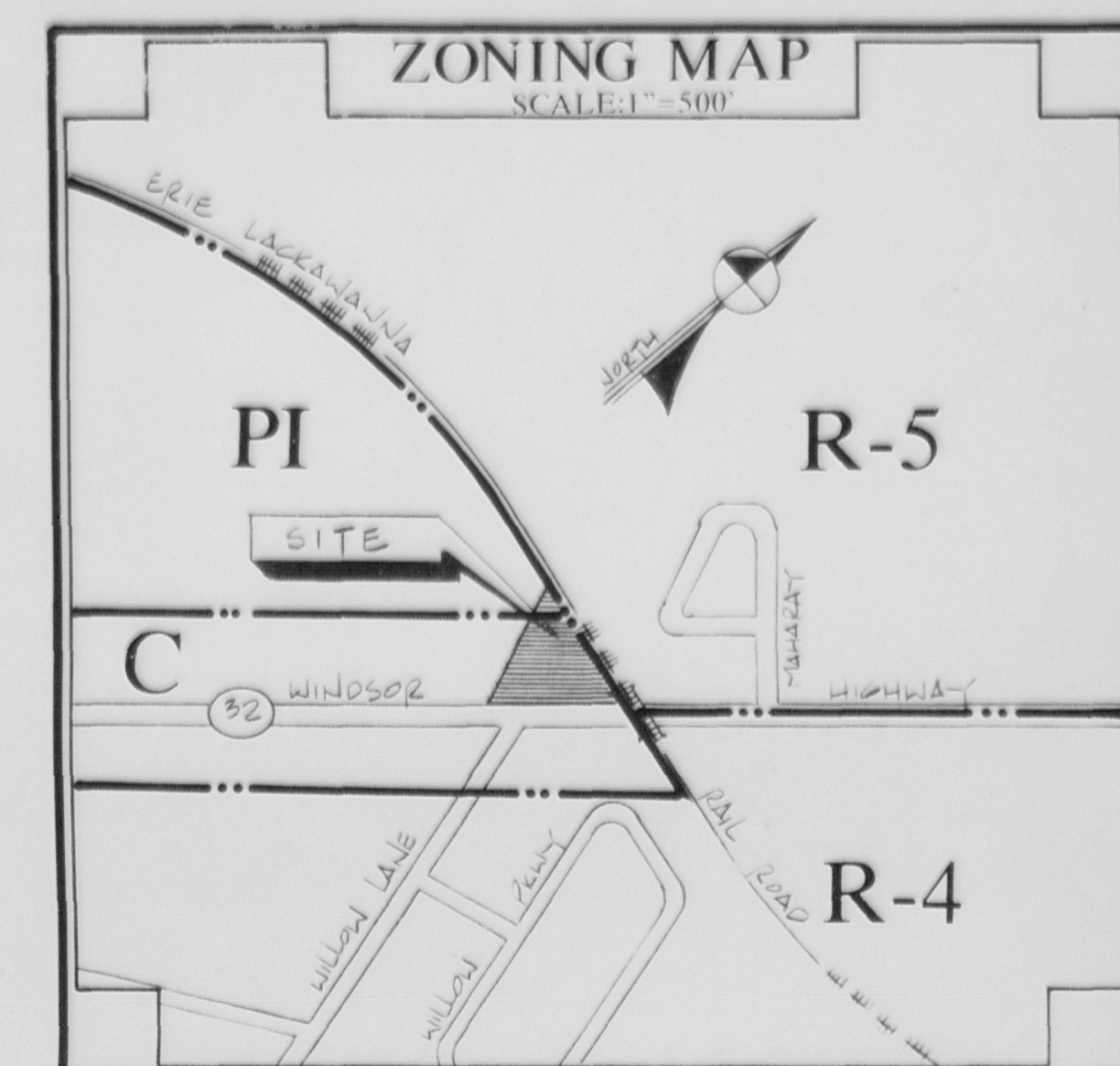
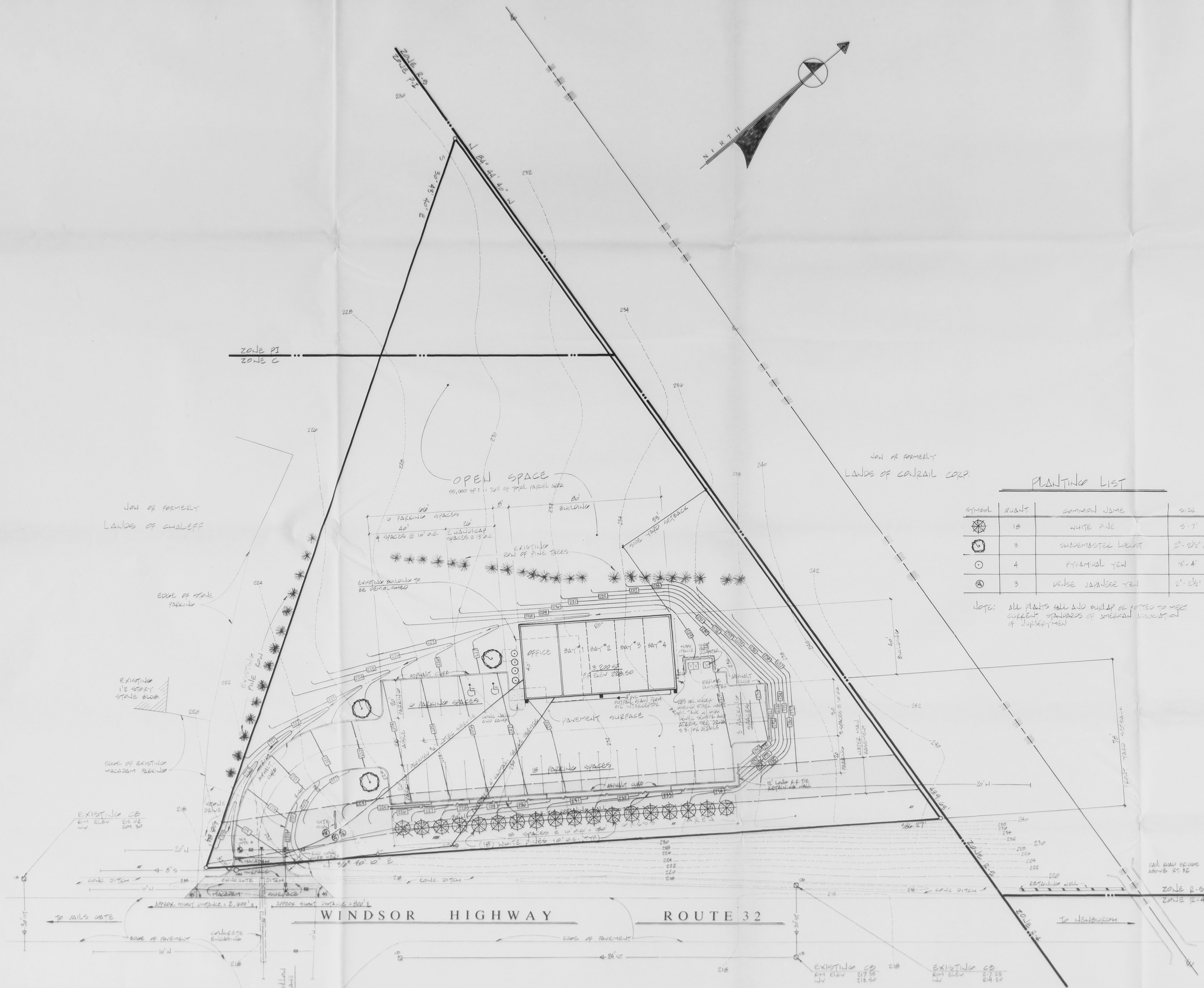
Mr. Edward Chiaravelli-----, deposes and says that he
resides at 25 Johns Road, Middletown, N.Y. 10940
(Owner's Address)
in the County of Orange-----
and State of New York-----
and that he is the ^{CO}-owner in fee of Section 35, Block 1, Lot 43

which is the premises described in the foregoing application and
that he has authorized Shaw Engineering-----
to make the foregoing application as described therein.

Date: 4/2/88-----





Edward Chiaravelli
(Owner's Signature)

Christopher J. Fulla
(Witness' Signature)



ZONING SCHEDULE	
ZONE.....C	REQUIRED PROPOSED
MIN LOT AREA	40,000 sq
MIN LOT WIDTH	200 ft
FRONT YAW	20 FT
REAR YAW / BOTH SIDES	30/70 FT
SIDE YAW	30 FT
MAX BUILD HEIGHT	4 1/2 ST. STORY HEIGHT LINE = 17'-0"
OFF STREET PARKING	10 FT
- 4 SPACES / LOT	
- 1 SPACE / 300 sq	
40' x 50' = 2,000 sq	
200 sq	
TOTAL SPACES	27
	SPACES
	27
	SPACES

RP

<u>PLANTING LIST</u>			
SYMBOL	QUANT	COMMON NAME	SIZE
	15	WHITE PINE	5'-7'
	3	SHADEMASTER LAUREL	2'-2 1/2" <small>max</small>
	4	PYRAMIDAL YEW	3'-4'
	3	DENSE JAPANESE YEW	2'-2 1/2'

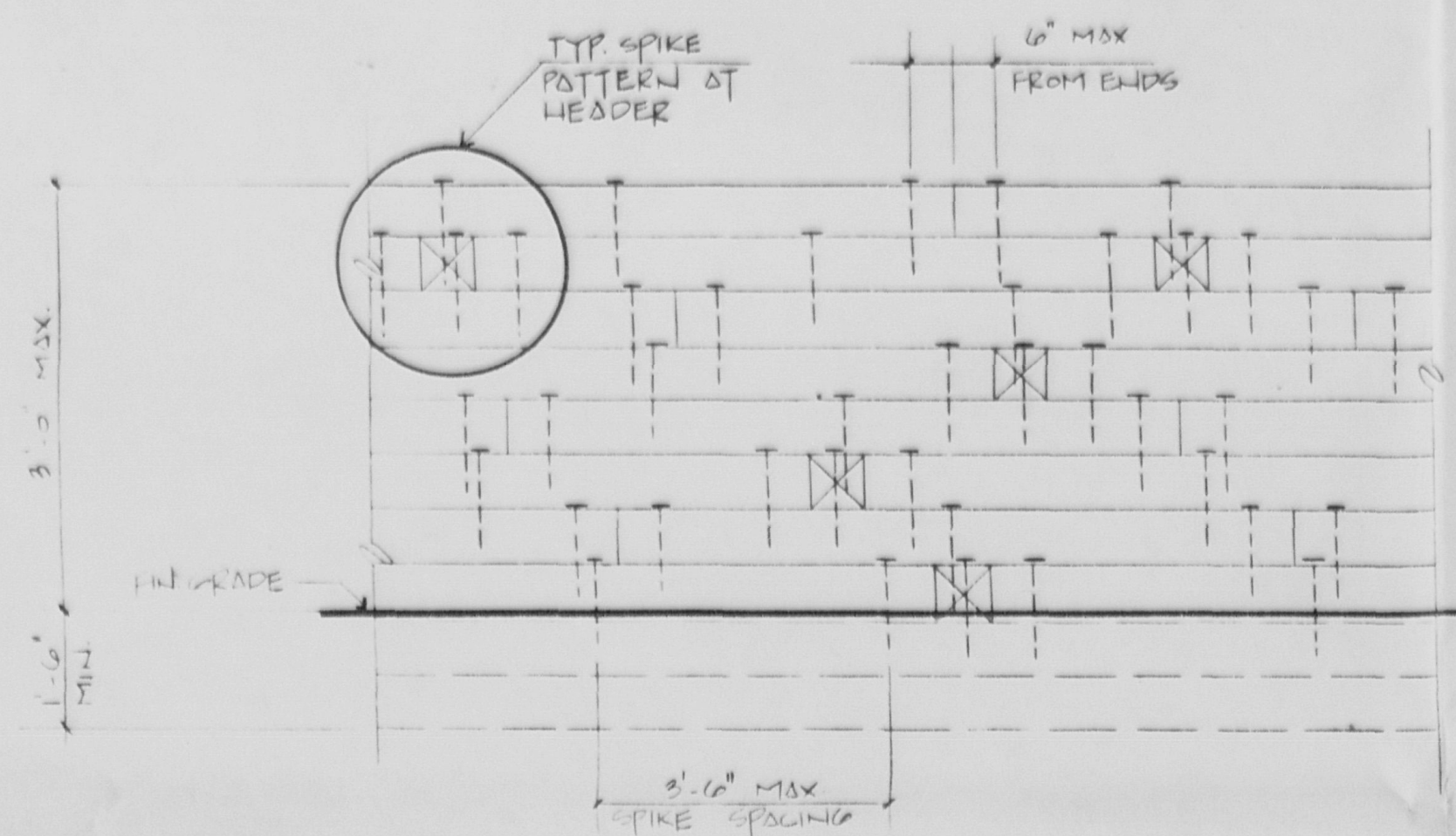
NOTE: ALL PLANTS SHALL END OVERLAP OR POTTED TO MEET CURRENT STANDARDS OF AMERICAN ASSOCIATION OF NURSESMEN

LEGEND

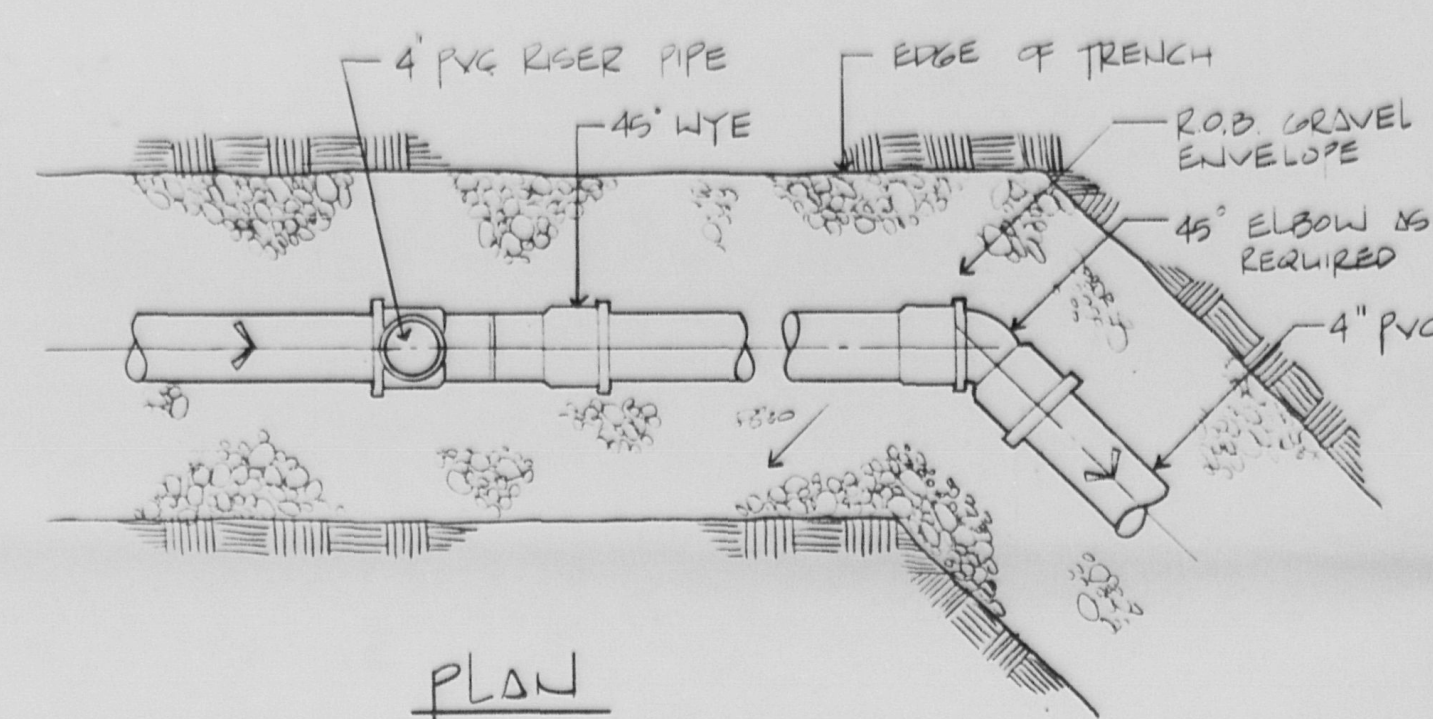
<u>EXISTING</u>	<u>NEW</u>
--- 24" --- 2' GUTTER	--- [24"] --- FINISHED CENTER
--- 220 10' GUTTER	--- [] --- 1/4" WALL TIE
--- [] --- CONDUIT LINE	--- [] --- 1/4" WALL TIE
--- [] --- CONE POINTS	--- [] --- 1/4" WALL TIE
--- [] --- 2000 LINE	--- [] --- 1/4" WALL TIE
--- [] --- 4 P. TRACKS	--- [] --- 1/4" WALL TIE
--- [] --- WATER MAIN	--- [] --- 1/4" WALL TIE
--- [] --- ELEMENT	--- [] --- 1/4" WALL TIE
--- 20" H. --- WATER MAIN	--- [] --- 1/4" WALL TIE
--- 8" S. --- SANITARY SERVICE	--- [] --- 1/4" WALL TIE
--- 34" T. --- TOILET SERVICE	--- [] --- 1/4" WALL TIE
--- [] --- CATCH BASIN	--- [] --- 1/4" WALL TIE
--- [] --- MANHOLE	--- [] --- 1/4" WALL TIE
--- [] --- RISE	--- [] --- 1/4" WALL TIE
--- [] --- PINE 20W	--- [] --- 1/4" WALL TIE

NOTES

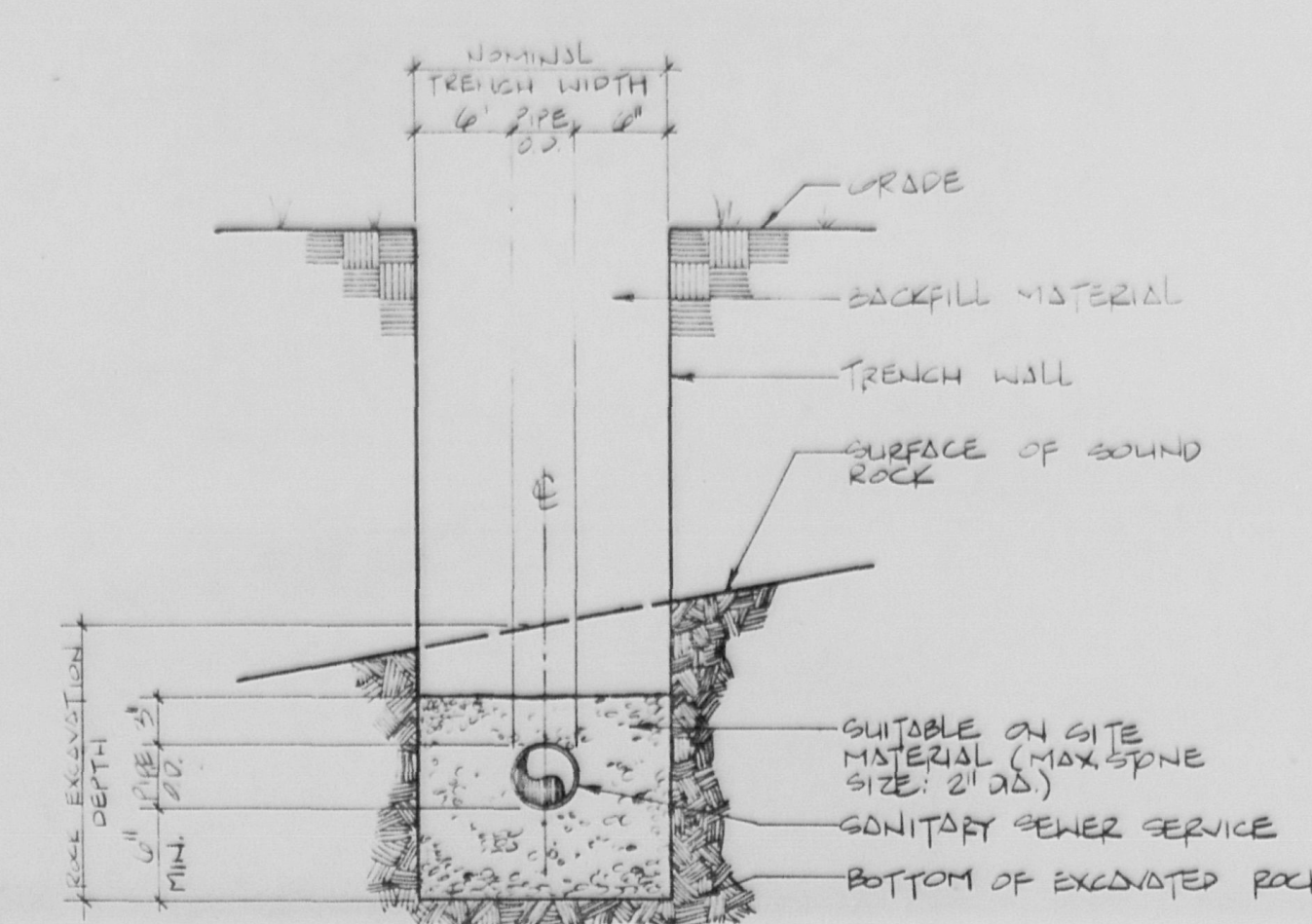
1. TAX MAP DISMEMBERED SECTION 35 SUB 1, LOT 43
2. TOTAL ACRES AREA 1 LOT ACRES 3
3. RECOVER MEASURES 20 CHAINS 10 THENCE NORTH
AND APPLICATION TO 25 CHAINS 10
NORTHWEST CORNER OF SECTION 35
4. EVIDENCE OFFERED AND NOT ADMITTED FOR A TAX MAP BUT NOT FOR PURPOSES OF THE RECOVER MEASURES. THE RECOVER MEASURES ARE NOT A PART OF THE TAX MAP.
5. LOCATION OF THE RECOVER MEASURES IS 20 CHAINS 10 NORTH AND 25 CHAINS 10 WEST OF THE CORNER OF SECTION 35. THE LOCATION OF THE RECOVER MEASURES IS 20 CHAINS 10 NORTH AND 25 CHAINS 10 WEST OF THE CORNER OF SECTION 35.
6. THE RECOVER MEASURES ARE NOT A PART OF THE TAX MAP BUT ARE A PART OF THE RECOVER MEASURES. THE RECOVER MEASURES ARE NOT A PART OF THE TAX MAP BUT ARE A PART OF THE RECOVER MEASURES.
7. THE RECOVER MEASURES ARE NOT A PART OF THE TAX MAP BUT ARE A PART OF THE RECOVER MEASURES. THE RECOVER MEASURES ARE NOT A PART OF THE TAX MAP BUT ARE A PART OF THE RECOVER MEASURES.
8. THE RECOVER MEASURES ARE NOT A PART OF THE TAX MAP BUT ARE A PART OF THE RECOVER MEASURES. THE RECOVER MEASURES ARE NOT A PART OF THE TAX MAP BUT ARE A PART OF THE RECOVER MEASURES.
9. THE RECOVER MEASURES ARE NOT A PART OF THE TAX MAP BUT ARE A PART OF THE RECOVER MEASURES. THE RECOVER MEASURES ARE NOT A PART OF THE TAX MAP BUT ARE A PART OF THE RECOVER MEASURES.
10. THE RECOVER MEASURES ARE NOT A PART OF THE TAX MAP BUT ARE A PART OF THE RECOVER MEASURES. THE RECOVER MEASURES ARE NOT A PART OF THE TAX MAP BUT ARE A PART OF THE RECOVER MEASURES.



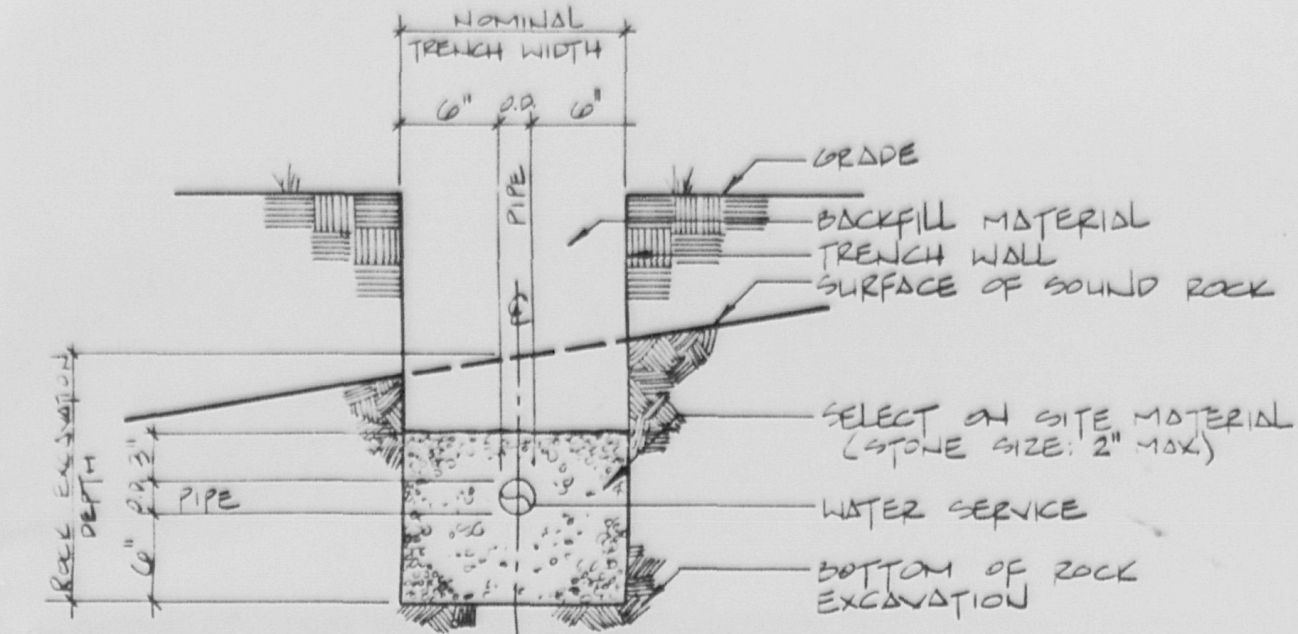
PART ELEVATION



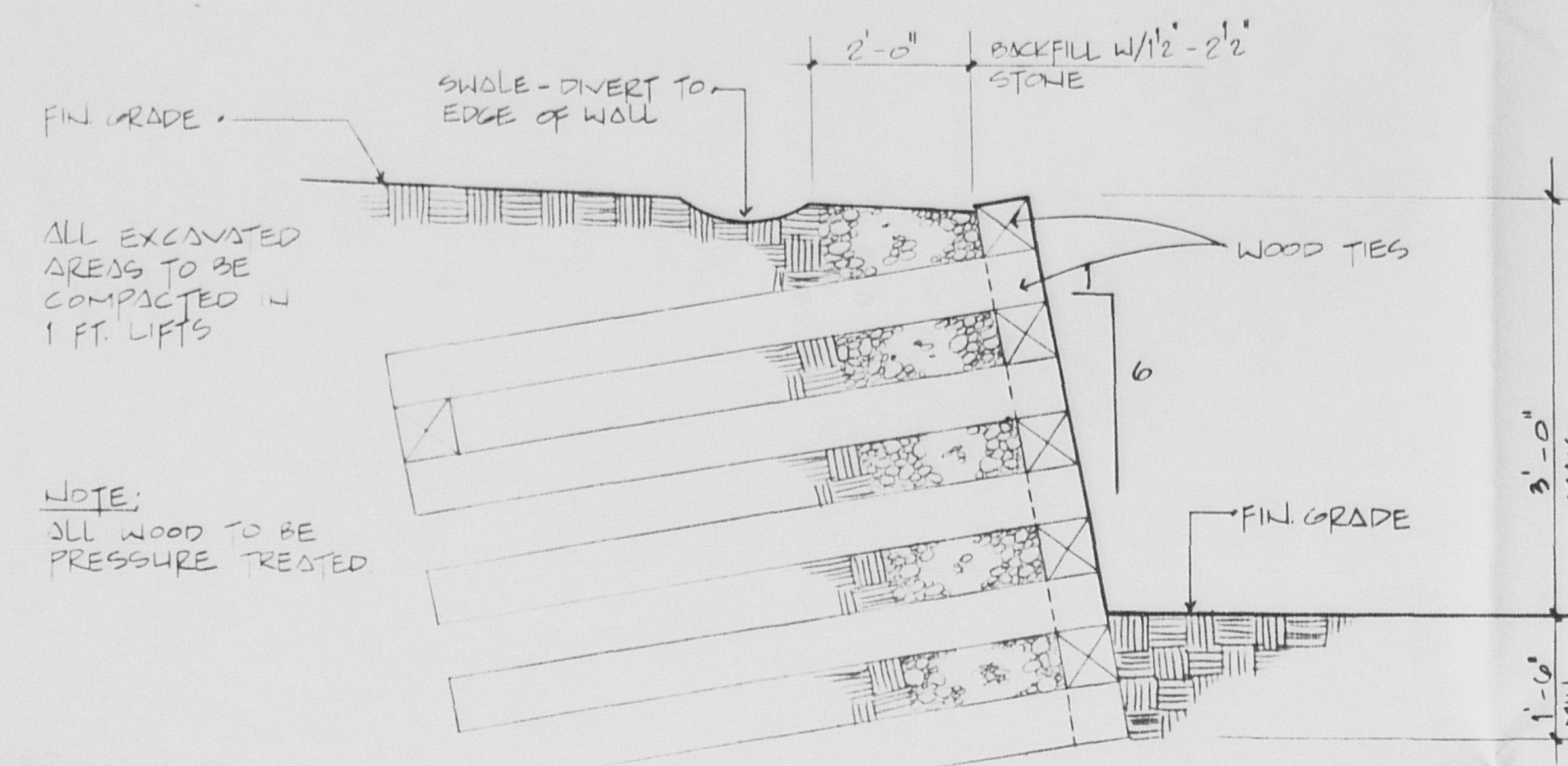
PLAN



SANITARY SEWER SERVICE/ROCK EXCAVATION
NOT TO SCALE

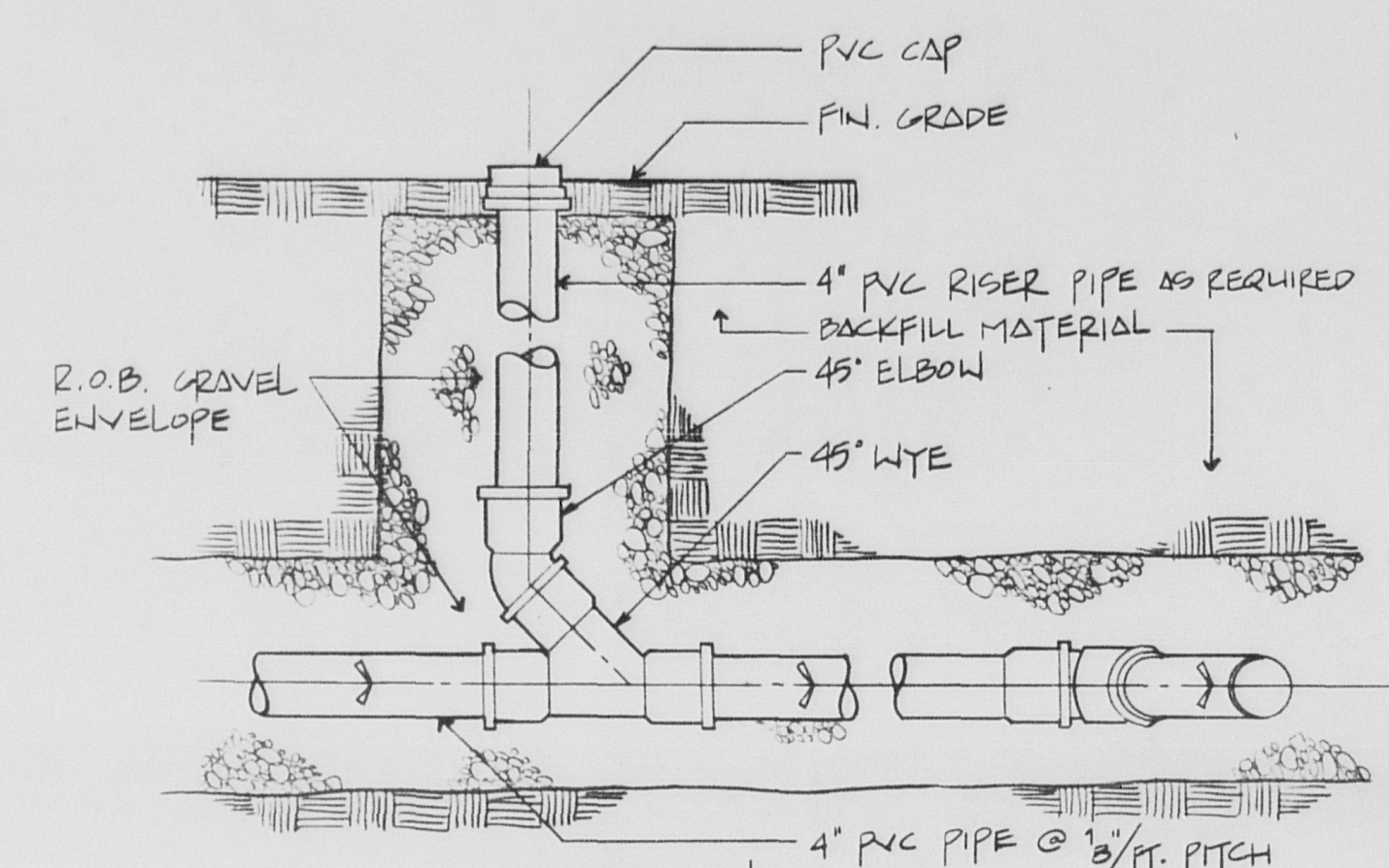


WATER SERVICE/ROCK EXCAVATION
NOT TO SCALE



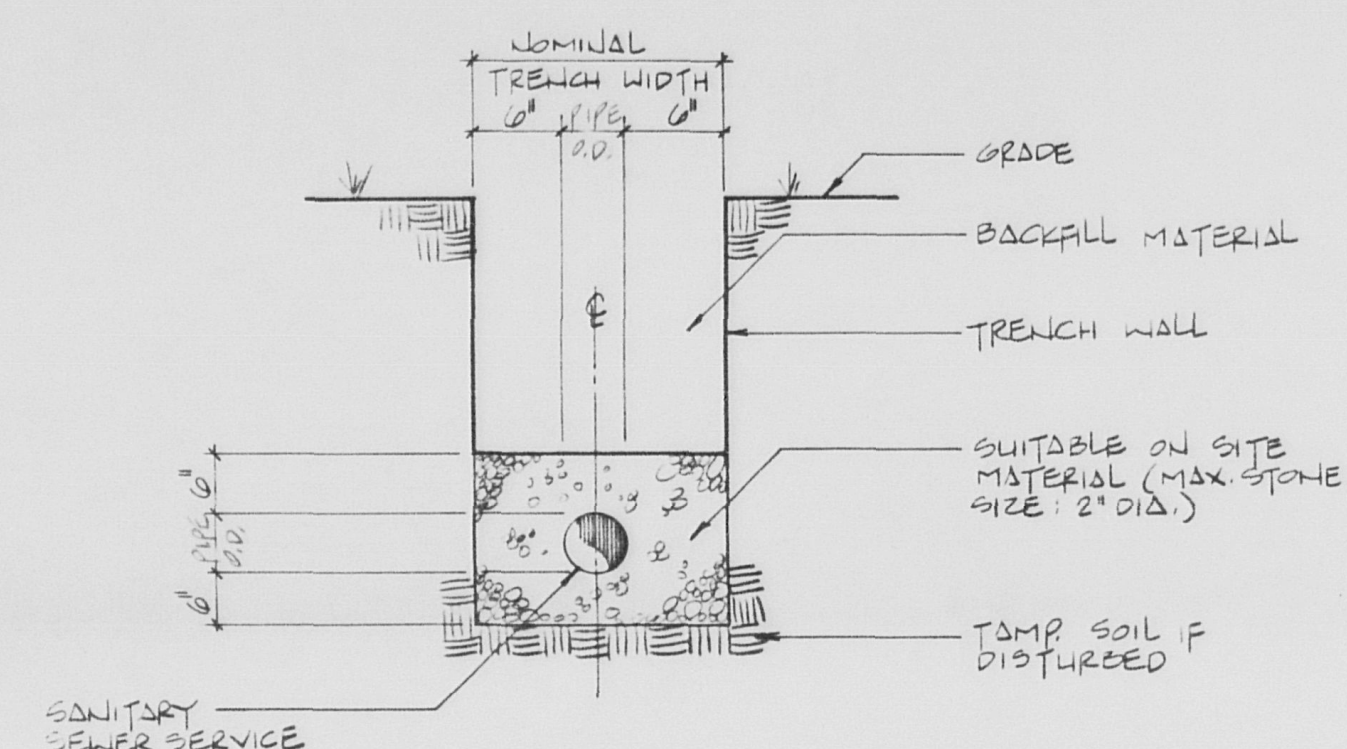
SECTION

WOOD TIE RETAINING WALL
NOT TO SCALE

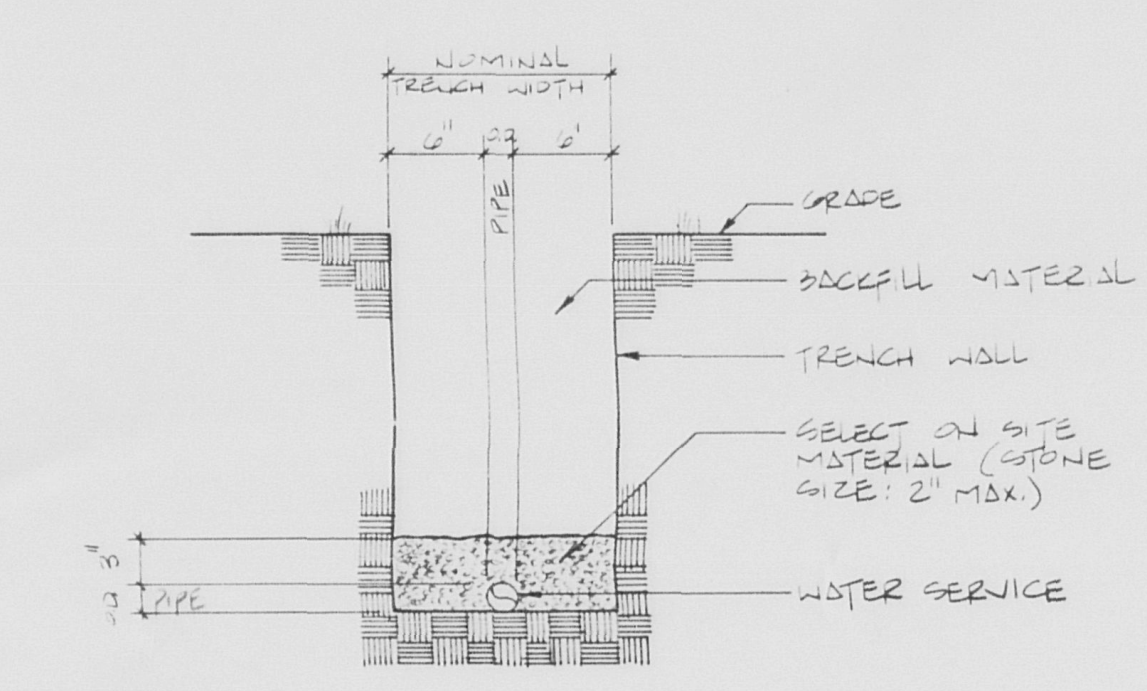


SECTION

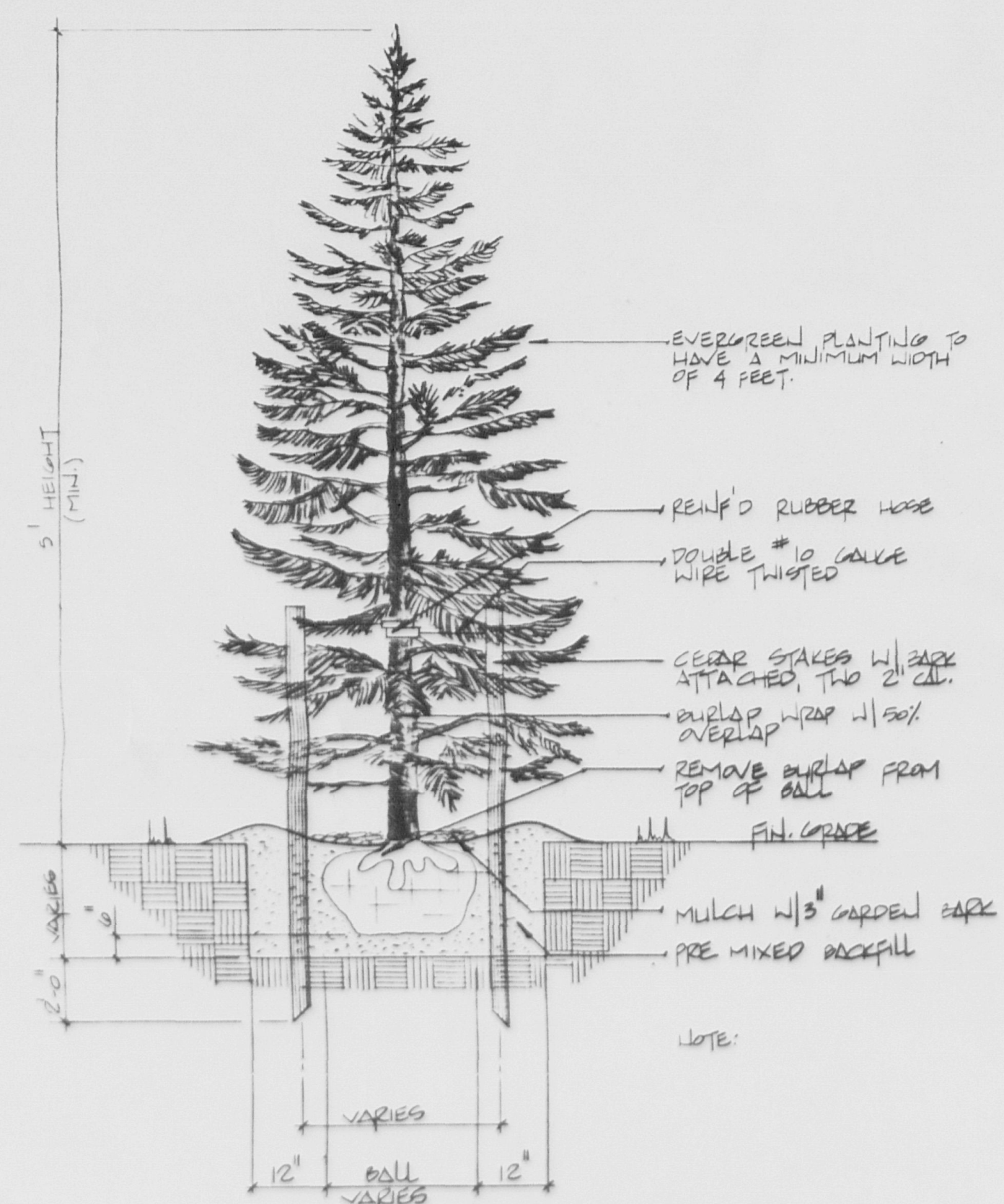
SANITARY SERVICE CLEANOUT
SCALE 3/4\"/>



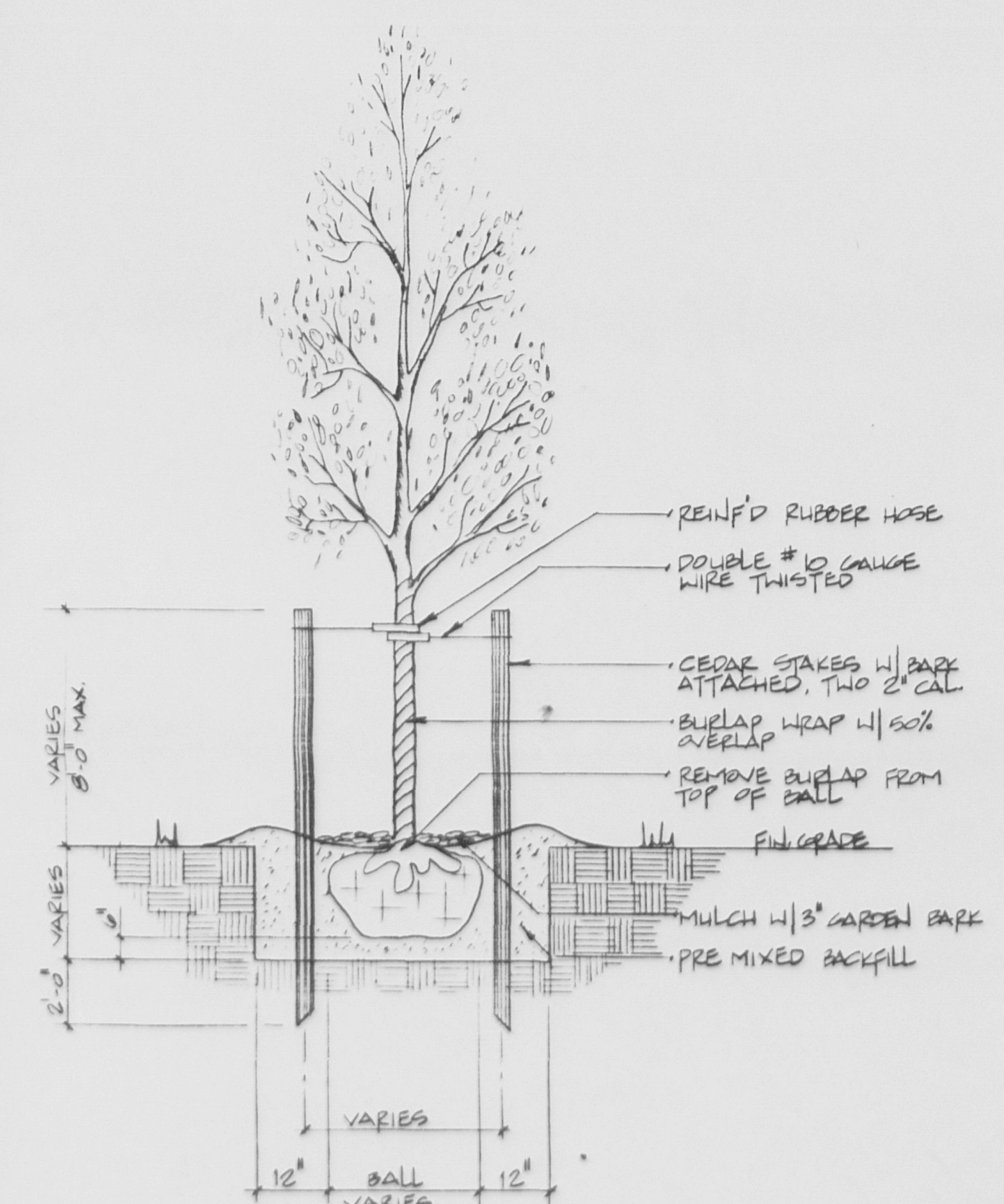
SANITARY SEWER SERVICE EXCAVATION
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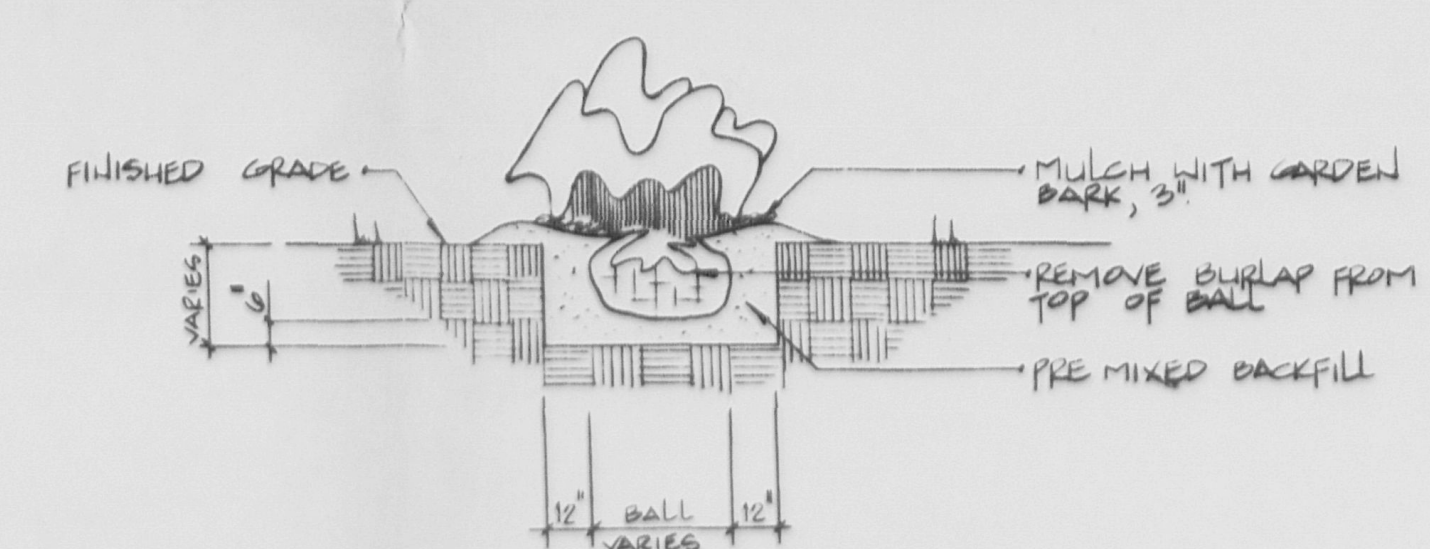
WATER SERVICE EXCAVATION
NOT TO SCALE



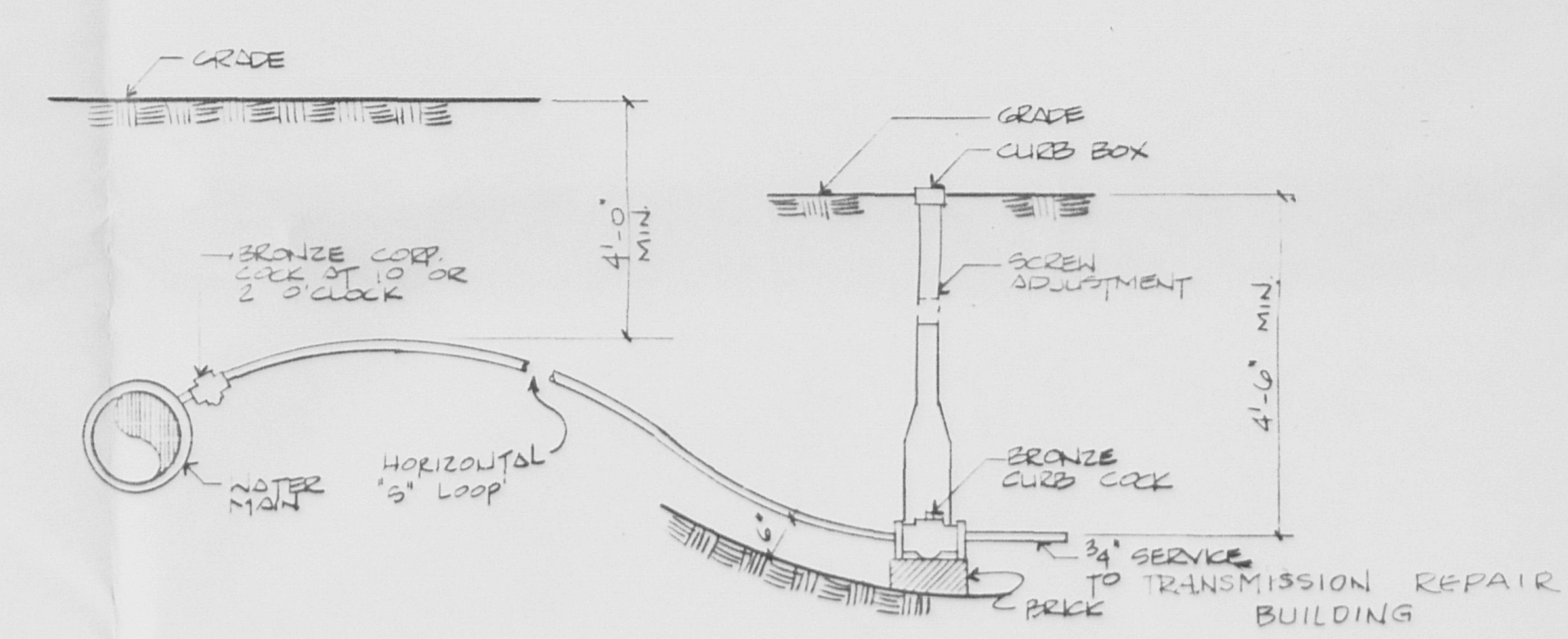
TREE PLANTING DETAIL
NO SCALE



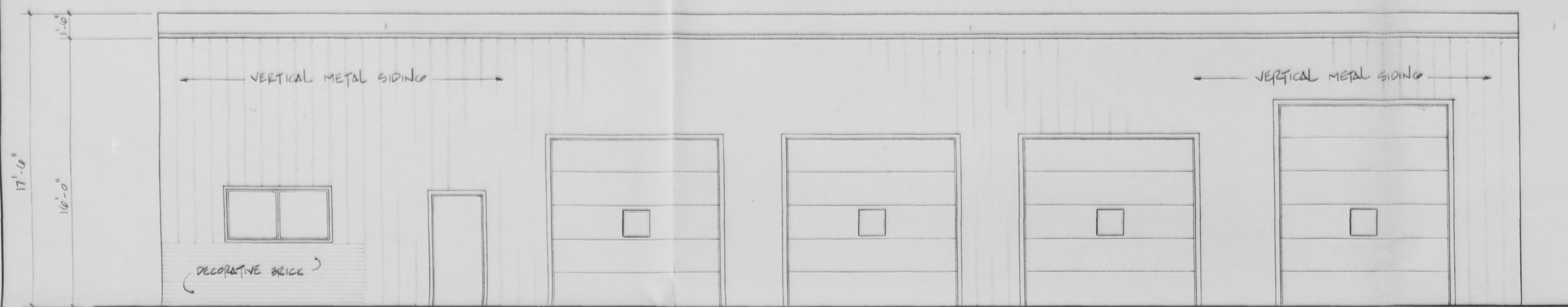
TREE PLANTING DETAIL
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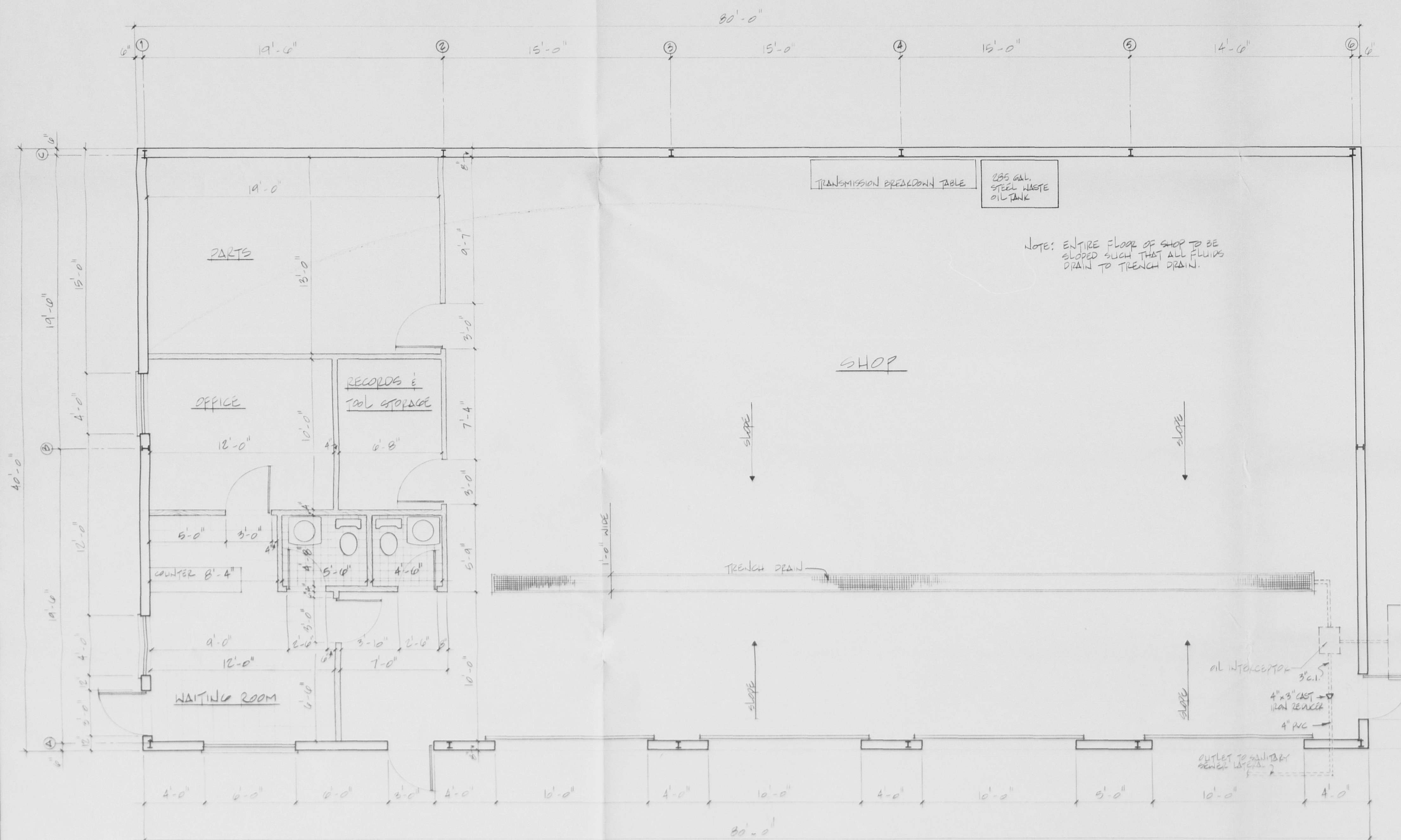
EVERGREEN & DECIDUOUS SHRUBS
SHRUB PLANTING DETAIL
NO SCALE



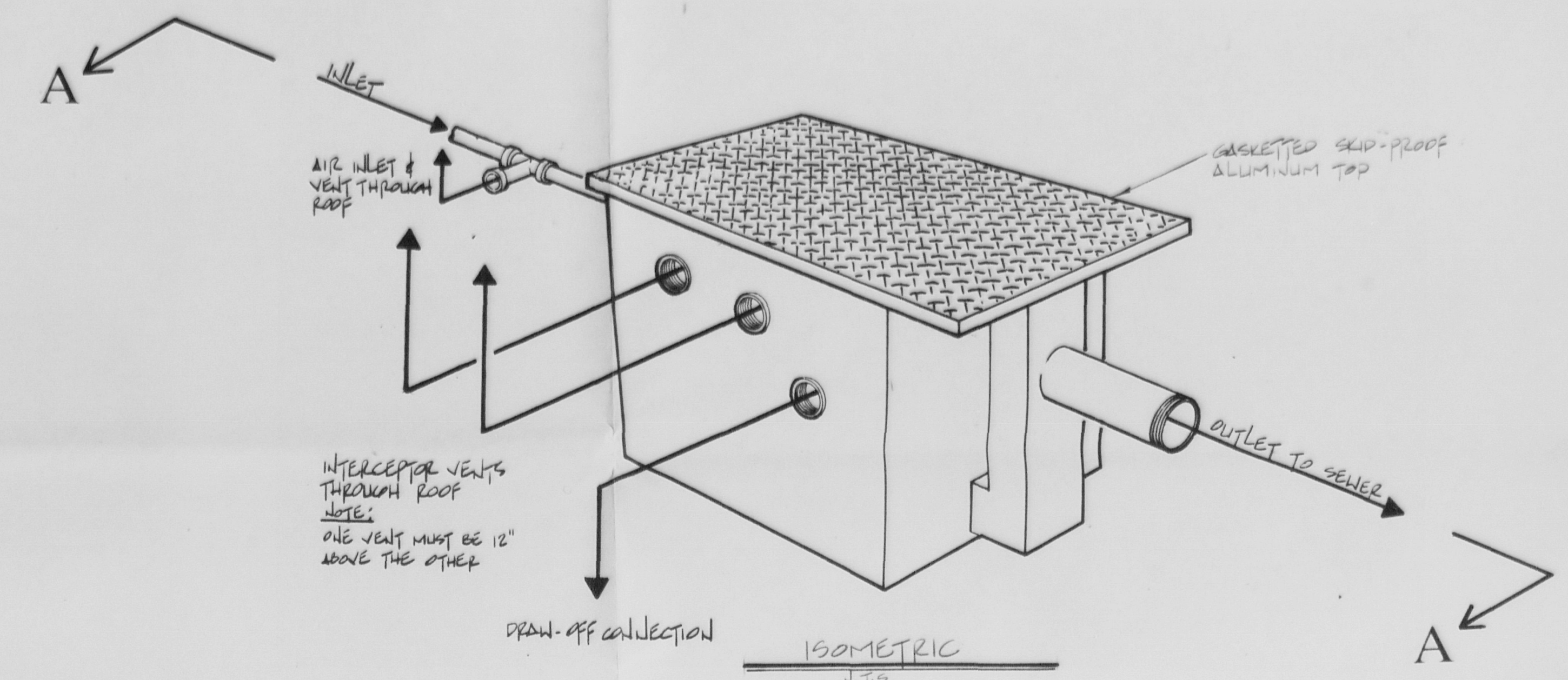
WATER SERVICE DETAIL
NOT TO SCALE



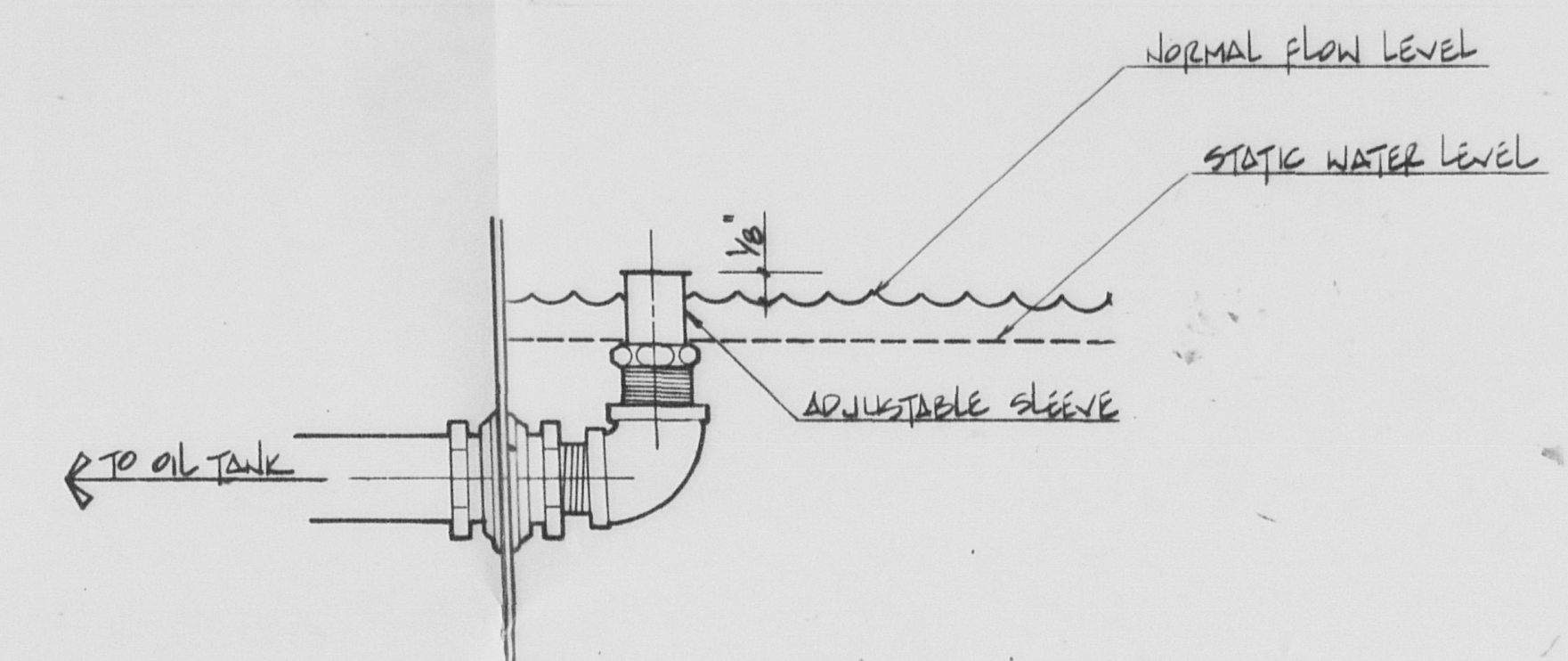
FRONT ELEVATION
1/4" = 1'-0"



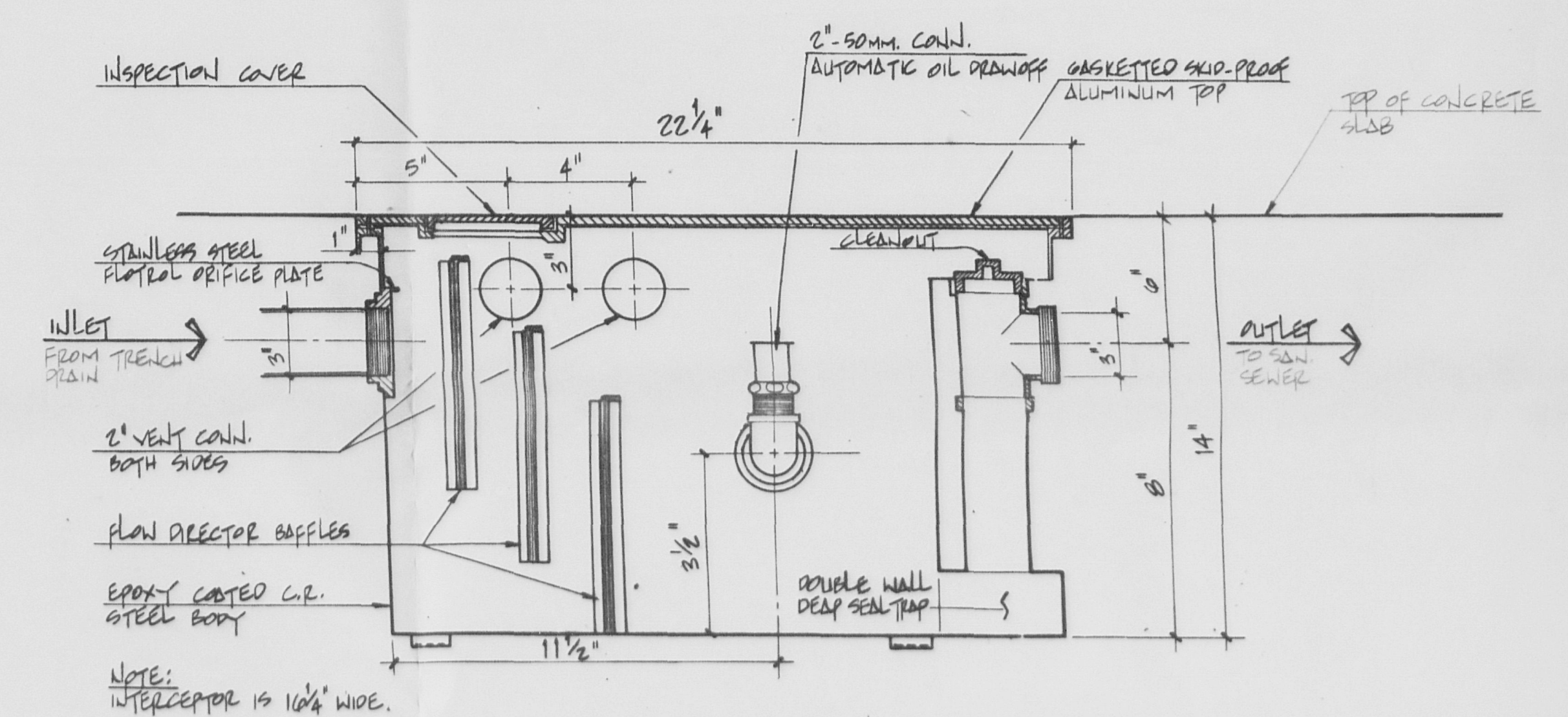
FLOOR PLAN
1/4" = 1'-0"



ISOMETRIC
1/4" = 1'-0"



AUTOMATIC OIL DRAWOFF DETAIL
1/4" = 1'-0"



SECTION A-A
NOT TO SCALE

OIL INTERCEPTOR OIL-10